

Recording Requested by:
HomeTrust (619) 525-0465

2015-006619
Klamath County, Oregon



00171583201500066190050055

06/23/2015 12:52:37 PM

Fee: \$62.00

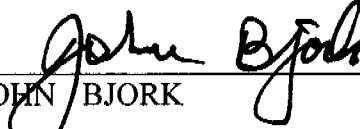
Mail Deed & Tax Statements To:
JOHN R. BJORK, Trustee
6878 NAVAJO RD., #37
SAN DIEGO, California 92119

QUITCLAIM DEED


APN: 3809-029BB-00800-000

DOCUMENTARY TRANSFER TAX \$ 0
TRANSFER TO LIVING TRUST

JOHN BJORK and HANA BJORK, AS TENANTS BY ENTIRETY, the undersigned grantors, for \$10 consideration, do hereby remise, release and forever quitclaim to JOHN R. BJORK and HANA F. BJORK, Trustees for The BJORK FAMILY TRUST, trust dated March 26, 2015, the following described real property in KLAMATH County, OR: SITUS: 315 HAWTHORNE ST., KLAMATH FALLS, OR 97601. LOT 5 IN BLOCK 2, NORTH KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE NORTH FIVE FEET.


JOHN BJORK

Dated: March 26, 2015


HANA BJORK

Certificate Of Notary Public

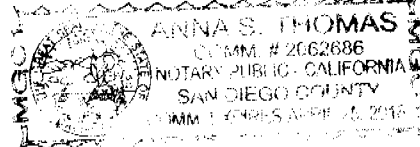
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT, TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of California
County of SAN DIEGO

On March 26, 2015, before me, ANNA S. THOMAS, Notary Public, personally appeared JOHN BJORK and HANA BJORK, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged they executed the same in their authorized capacity, and that by their signatures on the instrument to be the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal.

Signature  (Seal)
ANNA S. THOMAS, Notary Public



NOT - 68413 TA

Vol M03 Page 67864**RECORDING COVER SHEET****ALL TRANSACTIONS, PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTIONS CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

State of Oregon, County of Klamath
Recorded 09/11/03 3:26 p. m
Vol M03 Pg 67864-65
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

KENNETH FRIEM

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

JOHN BJORK AND HANA BJORK, AS TENANTS BY THE ENTIRETY

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$68,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

6878 NAVAJO RD # 37/SAN DIEGO, CA. 92119

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

20 K



67865

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN BJORK
 4878 NAVAJO RD # 37
 SAN DIEGO, CA 92119

Until a change is requested all
 tax statements shall be sent to
 The following address:

JOHN BJORK
 4878 NAVAJO RD # 37
 SAN DIEGO, CA 92119

Escrow No. MT62413-TA

WARRANTY DEED

KENNETH PRIEM, Grantee(s) hereby grant, bargain, sell, warrant and convey to JOHN BJORK and HANA BJORK, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 5 in Block 2, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the North 5 feet

Account No.: 3809-02988-00000-000 Key No.: 787713

Lot 5 in Block 2, North Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, Excepting therefrom the North 5 feet.

Grantor is lawfully seized in fee simple of the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$48,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 39.930.

Dated this 9-4 day of 2003.

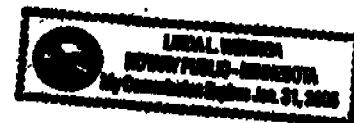
Kenneth Priem
 KENNETH PRIEM

State of MA
 County of Fairbank

This instrument was acknowledged before me on 9-4-03 by KENNETH PRIEM.

Andreas J. Wernig
 (Notary Public)

My commission expires 1-31-05



OLD REPUBLIC TITLE COMPANY

101 East Glenoaks Blvd.
P.O. Box 29003
Glendale, CA 91209-9003
(800)228-4853

PRELIMINARY CHANGE OF OWNERSHIP REPORT**THIS REPORT IS NOT A PUBLIC DOCUMENT**

(To be completed by transferee (buyer) prior to transfer of the subject property in accordance with Section 480.3 of the Revenue and Taxation Code.)

SELLER/TRANSFEROR: JOHN R. BJORK & HANA F. BJORK, HWJT
SELLER'S RECORDING DATE: February 20, 2002 DOCUMENT NO. 141403
BUYER/TRANSFeree: JOHN R. BJORK & HANA F. BJORK, TRUSTEES UDT 03/26/2015
ASSESSOR'S IDENTIFICATION NUMBER(S): 456-180-40-37
PROPERTY ADDRESS OR LOCATION: 6878 NAVAJO RD #37
SAN DIEGO, CA 92119

MAIL TAX INFORMATION TO:
NAME: THE BJORK FAM TRUST
ADDRESS: 6878 NAVAJO RD #37, SAN DIEGO, CA 92119

NOTICE: A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Los Angeles County Assessor. For further information on your supplemental roll obligation, please call the Los Angeles County Assessor at (213)974-3211.

THIS SPACE IS FOR RECORDER'S USE

FOR ASSESSOR'S USE ONLY**CLUSTER**

OC1 _____	OC2 _____
DT _____	INT _____
RC _____	SP\$ _____
DTT _____	#Pcl _____

A Preliminary Change in Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

PART 1: TRANSFER INFORMATION

Please answer all questions.

- | YES | NO | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner)? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | H. Is this transfer of property:
1. to a trust for the benefit of the grantor, or grantor's spouse?
2. to a trust revocable by the transferor?
3. to a trust from which the property reverts to grantor within 12 years? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | J. Is this a transfer from parents to children or from children to parents? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | K. Is this transaction to replace a principal residence by a person 55 years of age or older? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5? |

If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.

Please provide any other information that would help the Assessor to understand the nature of the transfer. H ONE AND TWO

If you have answered "yes" to any of the above questions **except j, k, or l**, please sign and date, otherwise complete balance of the form.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date: _____
- B. Type of transfer. Please check appropriate box.
- | | | | | |
|--|--|---|--|---|
| <input type="checkbox"/> Purchase | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Gift | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale - Date of Contract _____ | | | | |
| <input type="checkbox"/> Inheritance - Date of Death _____ | | | | |
| <input type="checkbox"/> Creation of a lease | <input type="checkbox"/> Assignment of a lease | <input type="checkbox"/> Termination of a lease | <input type="checkbox"/> Sale/Leaseback | |
| <input type="checkbox"/> Date lease began _____ | | | | |
| <input type="checkbox"/> Original term in years (including written options) _____ | | | | |
| <input type="checkbox"/> Remaining term in years (including written options) _____ | | | | |
- C. Was only a partial interest in the property transferred? ☐ Yes ☐ No
If yes, indicate the percentage transferred ____ %.

PRELIMINARY CHANGE OF OWNERSHIP REPORT (cont.)

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE & TERMS OF SALE**AMOUNTS**

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) \$0.00
- FIRST DEED OF TRUST @ 0.00% interest for _____ years. Pymts./Mo. = \$0.00 (Prin. & Int. only) \$0.00
- ☐ FHA (Discount Points) ☐ Fixed Rate ☐ New Loan
- ☐ Conventional ☐ Variable Rate ☐ Assumed Existing Loan
- ☐ VA (Discount Points) ☐ All Inclusive D.T. (Wrapped) ☐ Bank or Savings & Loan
- ☐ Cal-Vet ☐ Loan Carried by Seller ☐ Finance Company
- Balloon Payment ☐ Yes ☐ No Due Date _____ Amount _____
- C. SECOND DEED OF TRUST @ 0.00% interest for _____ years. Pymts./Mo. = \$0.00 (Prin. & Int. only) \$0.00
- ☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
- ☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan
- Balloon Payment ☐ Yes ☐ No Due Date _____ Amount _____
- D. OTHER FINANCING: Is other financing involved not covered in (B) or (C) above? ☐ Yes ☐ No \$0.00
- @ 0.00% interest for _____ years. Pymts./Mo. = \$0.00 (Prin. & Int. only)
- ☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
- ☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan
- Balloon Payment ☐ Yes ☐ No Due Date _____ Amount _____
- E. IMPROVEMENT BOND ☐ Yes ☐ No \$0.00
- F. TOTAL PURCHASE PRICE: (or acquisition price, if traded or exchanged, include real estate commission if paid.) \$0.00
- Total Items A thru E \$0.00
- G. PROPERTY PURCHASED ☐ Through a broker ☐ Direct from seller ☐ Other
- If purchased through a broker, provide broker's name and phone no.:
- Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

- A. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE (i.e., furniture, farm equipment, etc.) other than a mobilehome subject to local property tax)? ☐ Yes ☐ No
- If yes, enter the value of the personal property included in the purchase price \$0.00 (Attach itemized list of personal property)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? ☐ Yes ☐ No
- If yes, enter date of occupancy _____ or intended occupancy _____
- C. TYPE OF PROPERTY TRANSFERRED
- ☐ Single-Family residence ☐ Agricultural ☐ Timeshare
- ☐ Multi-Family residence (# of units: _____) ☐ Co-op/Own-your-own ☐ Mobilehome
- ☐ Commercial/Industrial ☐ Condominium ☐ Unimproved lot
- ☐ Other (Description: _____)
- D. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☐ No If yes, is the income from:
- ☐ Lease/Rent ☐ Contract ☐ Mineral rights ☐ Other-explain
- E. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?
- ☐ Good ☐ Average ☐ Fair ☐ Poor
- Please explain the physical condition of the property and provide any other information (such as restrictions, etc.) that would assist the Assessor in determining the value of the property.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed

John R Bjork

(New Owner/Corporate Officer)

TRUSTEE

Date

MAR 26 2015

Please Print Name of New Owner/Corporate Officer JOHN R BJORK, TRUSTEE

Phone No. where you are available from 8:00 a.m. - 5:00 p.m. 619-265-0925

(Note: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a PRELIMINARY CHANGE OF OWNERSHIP REPORT, the recorder may charge an additional recording fee of twenty dollars (\$20)